

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
			PJs in State:	38			
Program Progress:							
% of Funds Committed	93.59 %	95.76 %	26	97.21 %	23	24	
% of Funds Disbursed	84.35 %	90.49 %	30	90.53 %	22	19	
Leveraging Ratio for Rental Activities	0	4.36	27	4.97	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	82.79 %	1	85.01 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	74.93 %	65.52 %	21	73.71 %	46	46	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	97.50 %	76.67 %	10	81.48 %	85	90	
% of 0-30% AMI Renters to All Renters***	97.50 %	39.56 %	2	45.54 %	98	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.24 %	1	96.14 %	100	100	
Overall Ranking:			In State:	10 / 38	Nationally:	76	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$5,543	\$17,624		\$28,248	40 Units	9.80 %	
Homebuyer Unit	\$26,805	\$10,325		\$15,487	360 Units	87.80 %	
Homeowner-Rehab Unit	\$16,245	\$31,910		\$0	5 Units	1.20 %	
TBRA Unit	\$3,925	\$3,622		\$3,211	5 Units	1.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Garland TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$5,543	\$93,059	\$16,245
State:*	\$59,634	\$63,594	\$34,559
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 1.7 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.75

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	60.0	19.4	40.0	60.0	Single/Non-Elderly:	0.0	19.7	0.0	60.0
Black/African American:	17.5	30.0	20.0	40.0	Elderly:	97.5	3.3	20.0	0.0
Asian:	0.0	4.7	0.0	0.0	Related/Single Parent:	0.0	30.8	40.0	40.0
American Indian/Alaska Native:	2.5	0.0	0.0	0.0	Related/Two Parent:	0.0	37.2	20.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.5	8.9	20.0	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0					
Asian and White:	0.0	0.6	0.0	0.0					
Black/African American and White:	0.0	1.9	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	2.2	0.0	0.0					
Asian/Pacific Islander:	17.5	0.3	0.0	0.0					
ETHNICITY:									
Hispanic	2.5	40.6	40.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	97.5	11.7	0.0	60.0	Section 8:	0.0	0.0 [#]		
2 Persons:	2.5	25.3	80.0	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	25.0	0.0	20.0	Other:	100.0			
4 Persons:	0.0	20.6	0.0	20.0	No Assistance:	0.0			
5 Persons:	0.0	10.8	20.0	0.0					
6 Persons:	0.0	5.6	0.0	0.0					
7 Persons:	0.0	1.1	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			40	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Garland State: TX Group Rank: 76
 (Percentile)
 State Rank: 10 / 38 PJs Overall Rank: 0
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	74.93	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	97.5	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	2	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

